

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **April 9, 2002**

AGENDA ITEM NO.: 9

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Preliminary Subdivision Street Dedication and Name Request – *Beacon Hill Subdivision*,
Off Irvington Springs Road**

RECOMMENDATION: Approval of resolution to approve the street dedication and name.

SUMMARY:

The Emergency Communications Administrator, the Traffic Engineer, the Fire Marshal and the Lynchburg Post Office Customer Services Manager had no objection to “Beacon Hill Place” as the street name for the proposed new public street.

PRIOR ACTION(S):

March 20, 2002: Planning Commission recommended approval
 Planning Division recommended approval

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn/847-1508, ext. 253
Annette Chenault/847-1508, ext. 258

ATTACHMENT(S):

- Resolution
- PC Report
- PC Minutes
- Vicinity and Land Use Maps (see Burruss Land Company – rezoning report)
- Preliminary Subdivision Layout and Rezoning Plan (see Burruss Land Company – rezoning report)

REVIEWED BY:

RESOLUTION

A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT, INCLUDING THE DEDICATION OF ONE PUBLIC STREET AND THE NAMING OF THE NEW STREET.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG, that the preliminary subdivision plat entitled, "Preliminary Subdivision Layout and Rezoning Plan for Beacon Hill Subdivision, Lynchburg, Virginia," made by Hurt & Proffitt, Inc., dated February 7, 2002, subdividing approximately 59 acres into forty-four lots for residential development, including the dedication of one public street to be constructed in compliance with the above referenced plat, be, and the same is hereby, approved and accepted, contingent upon obtaining construction bonds, the recordation of an executed subdivision plat and the construction of the street in accordance with City standards, and

BE IT FURTHER RESOLVED, That the name "Beacon Hill Place" is hereby approved for the new public street in the Beacon Hill Subdivision.

Adopted:

Certified:

Clerk of Council

070L

To: Planning Commission
From: Planning Division
Date: March 20, 2002
RE: STREET DEDICATION AND NAMING REQUEST – *BEACON HILL SUBDIVISION*, OFF
IRVINGTON SPRINGS ROAD

SYNOPSIS James R. Burruss, Contract Purchaser, is requesting approval of the street dedication and naming for the proposed *Beacon Hill Subdivision* which would subdivide approximately 59 acres into 44 lots for residential development with several residue tracts containing a total of approximately 100 acres. The proposed development would be served by a new public street that would be named "Beacon Hill Place."

SUMMARY

The Technical Review Committee reviewed the conceptual subdivision plat and found that it meets all of the major Subdivision Ordinance requirements.

Planning Division recommends approval of the street dedication and naming.

REQUIRED ACTION

Consideration of the Planning Division's recommendation.

BACKGROUND

Mr. Doyle B. Allen, Hurt & Proffitt, Inc., represents James R. Burruss. The subject tract of land contains a total of approximately 59 acres, which would be subdivided into 44 lots for residential development. The property contains several residue tracts totaling approximately 100 acres. It includes a large residue tract on the west side of the property, a portion of which is being used to straighten and improve Irvington Springs Road.

Access to the lots would be provided by a new public street to be named "Beacon Hill Place." "Beacon Hill Place," with 50 feet of right-of-way, is proposed to extend from Irvington Springs Road approximately 2,850 feet in a southeasterly direction to its terminus in a cul-de-sac. A portion of Irvington Springs Road is proposed to be redesigned and relocated at its intersection with Beacon Hill Place to straighten the curve and provide for better sight distance.

A majority of the property is zoned R-1, Low-Density Single-Family Residential District. There is a circular area encompassing a radius of 420' around a radio tower on the northern portion of the property that is zoned B-5 (Conditional), General Business District. The tower is proposed to be removed and this area rezoned to an R-1 District.

The development is to be served by municipal water and sewer services. Utilities for the new development are to be located underground.

The Subdivision Ordinance requires Planning Commission and City Council review and approval because the subdivision proposes the dedication of a new public street and street name.

TECHNICAL REVIEW COMMITTEE COMMENTS

On February 19 the Technical Review Committee (TRC) reviewed a conceptual subdivision plat for the subject property. The TRC noted the need for several revisions which are minor in nature and expected to be resolved by the petitioner prior to the approval of a final subdivision plat. The TRC had the following comments of significance to the consideration of the requested subdivision:

1. "The pending subdivision plat for the subject property will be submitted to the Planning Commission and City Council for sequential action with the rezoning petition."
2. "Determine and indicate the most appropriate layout for the intersection of Irvington Springs Road and the

3. "The parcel located between Lots 10 and 11 does not have the required street frontage for the R-1 residential zoning district. The R-1 District requires a minimum of 100' frontage at the street right-of-way
4. "Submit ten copies of a preliminary plat that includes a complete metes and bounds description, all pertinent notes, signature spaces and other information as required by Section 24.1-37 of the Subdivision Ordinance to the Planning Division for further administrative review by the TRC."
5. "Public utilities will need to be extended to serve the property."

PLANNING DIVISION RECOMMENDATION

Based on the preceding information and analysis, the Planning Division recommends the following:

That the Planning Commission recommends to City Council approval of the subdivision plat entitled *Preliminary Subdivision Layout and Rezoning Plan for Beacon Hill Subdivision*, by Hurt & Proffitt, Inc., dated February 7, 2002 to create 44 lots for residential development on approximately 59 acres with several residue tracts containing a total of approximately 100 acres. The plat includes the dedication of right-of-way 50 feet in width for the proposed public street to be named "Beacon Hill Place," to be constructed in substantial compliance with the preliminary subdivision plat. The acceptance of "Beacon Hill Place" as a public street is contingent on James R. Burruss filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the street in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of "Beacon Hill Place" as a public street null and void.

This matter is hereby offered for your consideration.

William K. McDonald, AICP
Acting City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. John W. Jennings, Fire Marshal
Ms. J. Lee Newland, City Engineer
Mr. Gerry L. Harter, Traffic Engineer
Mr. Karl Cooler, Building Official
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Doyle B. Allen, Representative
Mr. James R. Burruss, Petitioner

MINUTES FROM THE MARCH 20, 2002 PLANNING COMMISSION MEETING

James R. Burruss, Contract Purchaser, is requesting approval of the street dedication and naming for the proposed *Beacon Hill* Subdivision, which would subdivide approximately 59 acres into 44 lots for residential development with several residue tracts containing a total of approximately 100 acres. The proposed development would be served by a new public street that would be named "Beacon Hill Place."

Commissioner Flint noted that the sewer servicing the area traveled along Burnt Bridge branch and over flowed even with a minor rain. He said the City had replaced approximately 200 feet of sewer line, but there were two manholes above that section that still need to be repaired. He added that it was the City's responsibility to correct the problem. Commissioner Flint told the petitioner that he would like for them to consider connecting the neighborhood with Peaks View Park. He said it was a great resource and would be a good opportunity for the developer and the City to work together toward that goal.

After further discussion Commissioner Worthington made the following motion, which was seconded by Commissioner Wilkins and passed by the following vote:

"That the Planning Commission recommends to City Council approval of the subdivision plat entitled *Preliminary Subdivision Layout and Rezoning Plan for Beacon Hill Subdivision*, by Hurt & Proffitt, Inc., dated February 7, 2002 to create 44 lots for residential development on approximately 59 acres with several residue tracts containing a total of approximately 100 acres. The plat includes the dedication of right-of-way 50 feet in width for the proposed public street to be named "Beacon Hill Place," to be constructed in substantial compliance with the preliminary subdivision plat. The acceptance of "Beacon Hill Place" as a public street is contingent on James R. Burruss filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the street in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of "Beacon Hill Place" as a public street null and void."

AYES:	Dahlgren, Echols, Flint, Moore, Pulliam, Wilkins, Worthington	7
NOES:		0
ABSTENTIONS:		0